

WEBSTER PARK

MASTER PLAN UPDATE-2015
MONROE COUNTY, NY



DRAFT RECOMMENDATIONS

Passero
Associates

Bayer
Landscape
Architecture

Pathfinders
Engineers &
Architects



Webster Park Master Plan Draft Recommendations

I. RECOMMENDATIONS

A. Near-Term Recommendations

Based on input received at the public meetings held on 3/21/12 and 4/16/15 and several meetings with County Parks Staff, we have evaluated the cost and feasibility of various suggested improvements, and prioritized near-term capital improvements, maintenance projects and long-term projects.

1. Construct a new 2,400± SF park lodge on the 1124 Lake Road parcel. Estimated cost **\$396,000**. Refer to the conceptual building floor plan and elevations located at the end of this section.
2. Construct a new 40± space parking lot to accommodate the proposed new park lodge (refer to #1 above), with adequate handicap parking, site lighting and stormwater management. Estimated Cost is **\$292,000**. Refer to the Webster Park White House/New Lodge Building and Site Improvements Concept Plan located at the end of this section.
3. Expand/reconstruct White House parking lot to a new, 93± space lot with adequate handicap parking, site lighting and stormwater management. The existing garage will need to be demolished to accommodate this and 15± trees will require removal. Estimated Cost is **\$309,000**. Refer to the Webster Park White House/New Lodge Building and Site Improvements Concept Plan located at the end of this section.

The total estimated conceptual cost for items 1-3 above is approximately **\$1,000,000**. It is anticipated that these three capital improvement projects will be designed in 2016 and construction completed in 2017.

B. Near Term Maintenance Projects

The following items are typical maintenance items that will be completed by County Parks Maintenance Staff:

1. Create and implement a grounds maintenance plan for preservation of the butterfly habitat area west of the camping area. Prepare and make available to park users, an information pamphlet or stationary sign to educate people about the importance of existing habitats in the area.
2. Create and implement maintenance agreement plan to allow groups (particularly X-Country ski team and hikers) to do trail maintenance. Develop trail maintenance standards and details to assist their efforts.
3. Create and make available to park users, trail maps with color-coded trail designations. Create and install color-coded trail markers on trails to compliment maps.

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4. Remove old chain-link fence and clear brush in Kanatota area to enhance vista.
5. Develop trail maintenance plan that utilizes existing resources to the greatest extent possible. Most popular trails should be highest priority in the maintenance plan. Review trail layout and determine if access to interior set of trails can be improved.
6. Standardize bridge designs and develop plan/checklist to inspect existing structures to ensure unsafe conditions do not exist.
7. Install/improve lighting at Holt Lodge and Tennis Courts.
8. Update toilet facilities in Youth Camping area.
9. Re-route some cross-country ski trails which are heavily eroded.
10. Install site lighting in lower “Creekbend” lot at Holt Rd.
11. Install/replace posted signs around perimeter of park.
12. Install wayfinding signage throughout the park and at all access points to the park.
13. Update park facilities to be ADA and Code Compliant. Update and install security and lighting systems, where necessary, to maintain safety and protect park property against vandalism.

C. Long-Term Recommendations

1. Renovate Youth Camping area cabins and access roads to provide for better, full seasonal use and overnight sleeping accommodations.
2. Improve signage and wayfinding to the tent camping area.
3. Add benches or other seating options / rest areas along nature trail systems.
4. Install new bridge over creek to access tennis court area.
5. Construct a pond in the Orchard Hill or Parkview Picnic area to act as an ice-skating area to compliment the surrounding sledding areas.
6. Enhance entrance to Orchard Hill/Tennis Court area by adding signage, plantings, reference to the history of the orchards, and repaving.
7. Provide better access from lower lot on Holt Road to the field. Expand width of existing bridge.
8. Construct canoe/kayak launch off creek bank near the lake.

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- 9.** Investigate feasibility of designated shared-use trails.
- 10.** Increase parking and lighting next to the athletic fields to accommodate current and future demands.
- 11.** Pave and light Creekbend parking lot near the main office building and entrance to playground area and shelters.
- 12.** Investigate algae mitigation measures at lakefront.
- 13.** Strengthen and clarify trail links between the Parkview Picnic Area and Campgrounds / Western areas of the park.
- 14.** Upgrade White House and replace or install new staircase down to waterfront area and fishing pier.
- 15.** Install new staircase down to waterfront from new lodge recommended on the 1124 Lake Road parcel. Enhance waterfront area and repair break wall along bottom of staircase area.
- 16.** Renovate/reconstruct waterfront area just west of Millcreek outlet to eliminate seasonal collection of debris and algae buildup, and consequential odor problems.
- 17.** Repair sidewalks, fishing pier and break wall along entire lake frontage.
- 18.** Renovate Kanatota lodge utilities, heating and air conditioning systems and windows/insulation for increased energy efficiency and appeal.
- 19.** Investigate additional sites and other enhancements within the Family Campground area.



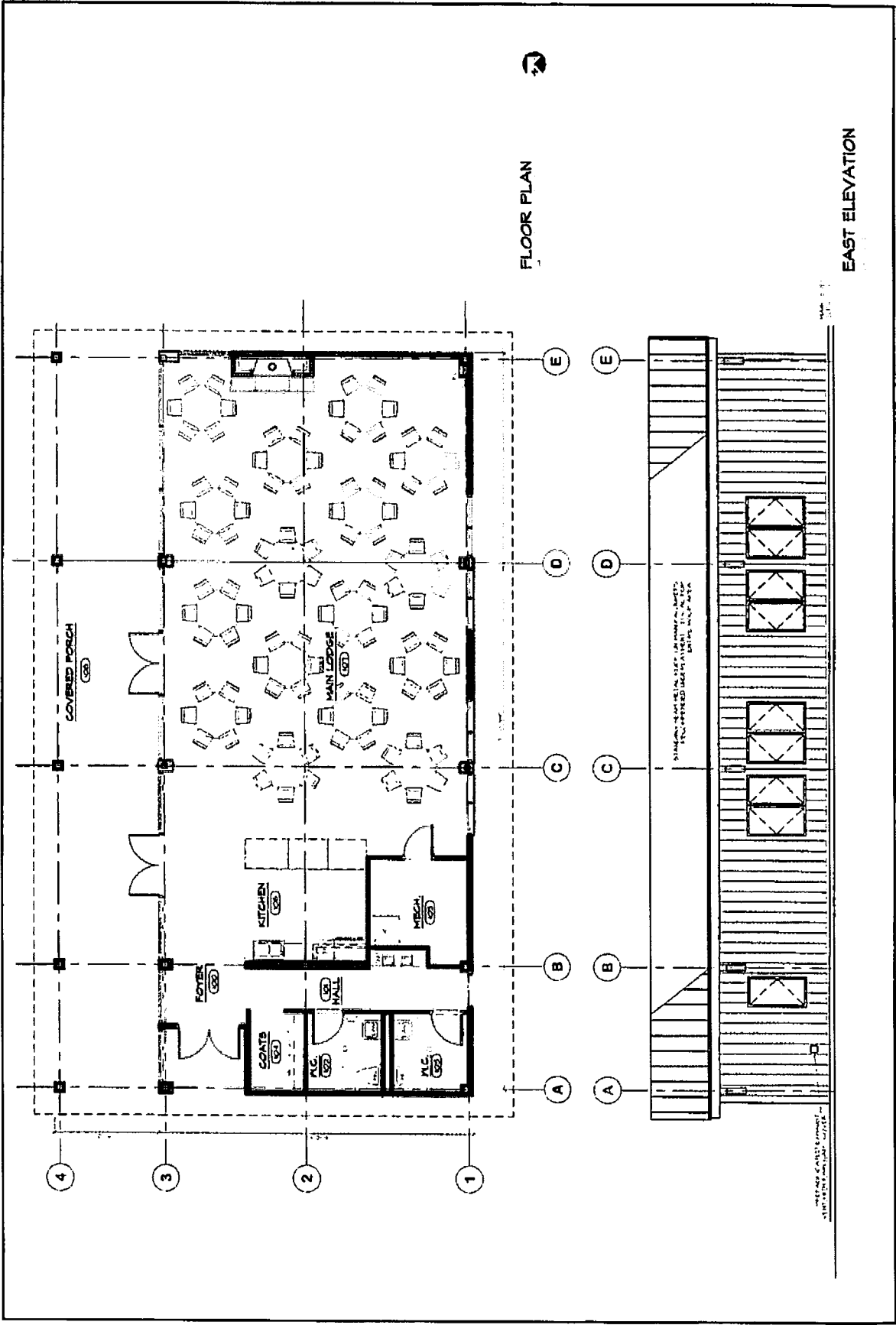


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5	10/1/78	REVISED
6	10/1/78	REVISED
7	10/1/78	REVISED
8	10/1/78	REVISED
9	10/1/78	REVISED
10	10/1/78	REVISED

WEBSTER PARK WHITE HOUSE
GREEN LODGE BUILDING IMPROVEMENTS
10000 N. 10TH AVE.
DENVER, CO. 80231
10/1/78

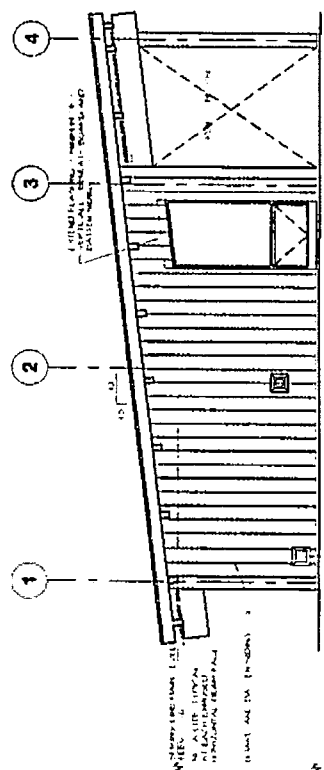
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APPROVED BY	ARCHITECT
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ELEVATION	ELEVATION
SECTION	SECTION
DETAIL	DETAIL

A-1

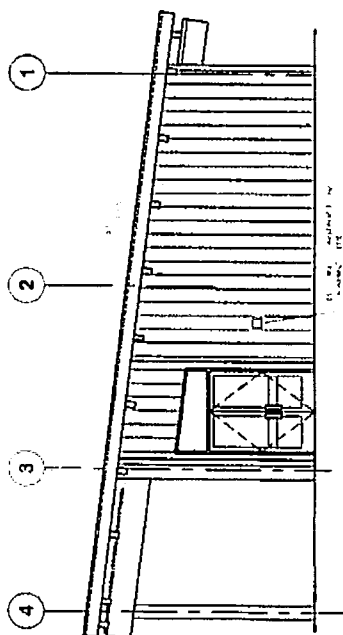


FLOOR PLAN

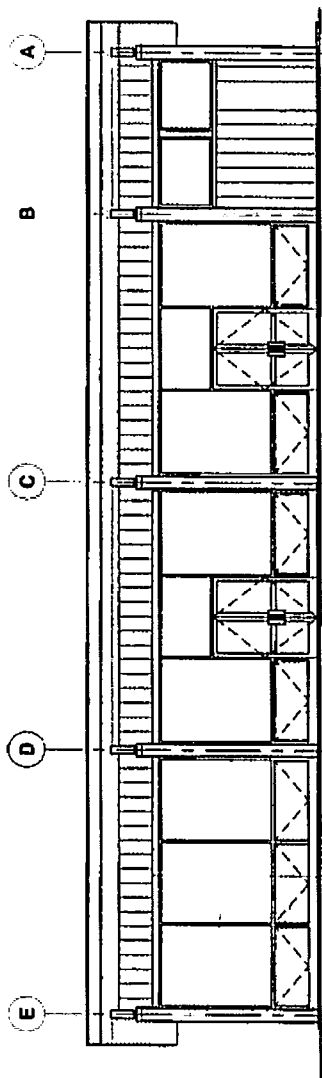
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION